# RT Edgar

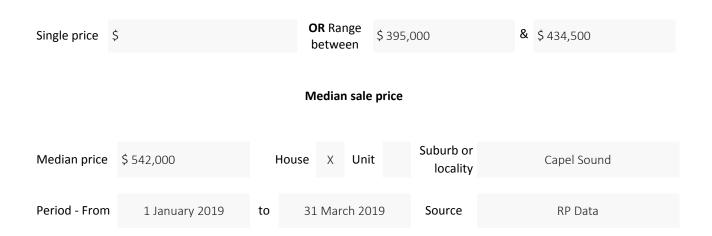
## STATEMENT OF INFORMATION

### Property offered for sale

13 The Helm, Capel Sound 3940

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting



### **Comparable property sales**

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Rye estate agent and Michael Kivlighon consider to be most comparable to the property for sale.

| Address of comparable property                        | Price      | Date of sale    |
|---|------------|-----------------|
| <b>1</b> 26 Sundew Avenue, Capel Sound, VIC 3940      | \$ 430,000 | 24th July 2019  |
| <b>2</b> 46 Cootamundra Avenue, Capel Sound, VIC 3940 | \$ 400,000 | 29th April 2019 |
| <b>3</b> 81 Swans Way, Capel Sound, VIC 3940          | \$ 380,000 | 11th April 2019 |

OR

**B.** RT Edgar Rye estate agent and Michael Kivlighon reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.